

Board of Supervisors:
 Ronald Flatt, Chairman
 Philip Wulff, Vice Chairman
 Edward Latuska, Supervisor
 Robert Sloan, Supervisor
 Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer
 Michael Gallagher, Solicitor
 Gateway Engineers, Engineer
 Patrick Gauselmann, BCO/Zoning Officer

Center Township Board of Supervisors
 Regular Meeting Minutes
 November 10, 2020
 6:30 p.m.

CALL TO ORDER:

Chairman Ronald Flatt called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

In addition to Chairman Flatt, present were Vice Chairman Philip Wulff; Supervisor Robert Sloan Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea. Supervisors Edward Latuska and Alan Smallwood were absent.

PUBLIC TO BE HEARD:

The Board of Supervisors held an executive session on Monday, October 26, 2020 at 4:30 p.m. to discuss personnel. The meeting adjourned at 5:30 p.m. with no action taken.

- A. Ms. Gina Klopper, 108 Elliott Drive: Ms. Klopper asked the status of the proposed noise ordinance.
- B. Mr. Nathan Wulff: Mr. Wulff presented Unionville Volunteer Fire Company's calls for October:

Type of Calls	Number of Calls
Motor vehicle accidents	10
Automatic fire alarms	6
Service calls	5
Structure fires	1
Medicals	2
Brush fires	0
Dive calls	1
Vehicle fires	0
Total	25

He reported that they are outfitting the new Dodge Ram one-half (1/2) ton truck with equipment for a command vehicle. The vehicle should be in service by the end of November.

- C. Ms. Mary Angert, 108 Fairlawn Drive: Ms. Angert asked about the noise ordinance.

MINUTES:

- A. Budget Workshop - October 13, 2020: *Flatt motioned correcting, 2021 Budget Presentation which reads "unbalance" to read "unbalanced", the minutes of the Budget Workshop held on Tuesday, October 13, 2020. Sloan seconded. Motion carried.*
- B. Agenda Setting Meeting - October 13, 2020: *Flatt motioned correcting, the heading which reads "September 8, 2020 to read "October 13, 2020", the minutes of the Agenda Setting Meeting held on Tuesday, October 13, 2020. Sloan seconded. Motion carried.*
- C. Regular Meeting – October 14, 2020: *Flatt motioned approving the minutes of Regular Meeting held on Wednesday, October 14, 2020. Wulff seconded. Motion carried.*

TREASURER'S REPORT:

- A. October 2020: Flatt stated that there are two (2) major projects to be accomplished which are the Pinchurst Road bridge and Brown Road repair. Flatt recommends that he and any other supervisor to meet with Blakeley to spec out a new plow truck. *Flatt motioned approving the October 2020 Treasurer's Report. Sloan seconded. Motion carried.*
- B. Warrant List 20-10-20: *Flatt motioned approving Warrant List 20-10-20. Wulff seconded. Motion carried.*
- C. Warrant List 20-11-21: *Flatt motioned approving Warrant List 20-11-21. Sloan seconded. Motion carried.*
- D. Authorize Ad for 2021 Proposed Budget: The Board held two (2) budget workshops on Tuesday, October 13, 2020 and Monday, November 9, 2020. The 2021 budget reflects a balanced budget of \$1,928,200.00 in revenues and expenditures. The Board will consider adopting the budget at their regular meeting scheduled for Wednesday, December 9, 2020 at 6:30 p.m. The budget will be available for public review at the Township office or the website. *Flatt motioned authorizing placement of an ad in the Butler Eagle edition for Wednesday, November 18, 2020. Wulff seconded. Motion carried.*

ZONING REPORT:

- A. October 2020: Construction costs were \$104,165.00 fees collected were \$1,144.00.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Padglek Lot Line Revision No. 2020-10-05, Final, Expires 01/25/2021: Ms. Cheryl Hughes presented. Mrs. Karen Padglek proposes conveying 1.404 acres (m/l) to Center Township Map 060-2F61-34 and 10.984 acres (m/l) to Center Township Map 060-2F61-34BB from Center Township Map 060-2F63-5 which consists of 64.98 acres (m/l). A modification is being requested to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. Butler County Planning Commission had no comment per letter dated October 22, 2020. Township Engineer Heath's comments are as follows (*Ms. Cheryl Hughes' comments are italicized*):
 1. Add sheet numbers to drawings. (*We have added page numbers to the drawings.*)
 2. Lot line revision will require approval from the Butler County Planning Commission. (*Plan was approved by the County on October 21, 2020.*)
 3. Modification is being requested to Chapter 14, Article IV, 14-403B.3.e which requires subdivision

plan to show existing and proposed contours. No contours are shown on plans since it is a simple lot line revision. *(No comment.)*

The Planning Commission recommend granting the modification to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. The Planning Commission recommended the approval of the Padglek Lot Line Revision No. 2020-10-05. ***Flatt motioned granting the modification to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. Wulff seconded. Motion carried.***

Sloan motioned granting the approval of the Padglek Lot Line Revision No. 2020-10-05. Flatt seconded. Motion carried.

B. Munko Lot Line Revision No. 2020-10-06, Final, Expires 01/25/2021: Mr. James Day presented. Mr. Munko proposes purchasing from Center Township Map 060-2F61-2A, which consists of 1.776 acres (m/l), .405 acres (m/l) and .045 acres (m/l) to be conveyed to Center Township Map 060-2F61-2CA and Center Township 060-2F61-2B, respectively. Butler County Planning Commission had no comments per letter dated October 22, 2020. Township Engineer Heath's comments are as follows *(Mr. James Day's comments are italicized)*;

1. The drawing scale and graphic scale appear to not accurately represent 1"=50'. *(The plan plotting parameters have been adjusted to plot dimensionally correct.)*
2. Tract B appears to be missing a dimension. *(The Tract B missing dimension has been added.)*
3. Owner's Adoption needs revised to show the owner's complete name. *(The owners' names have been fully spelled out, where applicable.)*
4. Butler County Planning Commission Approval signature block appears to be missing information. *(The County Planning Commission clause box has been corrected and completed.)*
5. There appears to be a random line within Tract C. Please verify line work. *(The random line through Tract C has been deleted.)*
6. Lot line revision will require approval from the Butler County Planning Commission. *(Butler County Planning Commission has reviewed and concurred for plan approval. Property owners have been notified to have deeds prepared and recorded for the property transfers and consolidations.)*
7. It is noted that Tract B was a non-conforming lot prior to this lot line revision and will remain non-conforming after this lot line revision as it does not meet the minimum lot area of 1-acre. *(Acknowledged and is noted such on the plan.)*

The Planning Commission motioned, contingent on (1) receipt of request for modification to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours and (2) correcting Note 1 which reads "AGGAGE" to read "AGGAS", granting approval of the Munko Lot Line Revision No. 2020-10-06. ***Flatt motioned granting the modification to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. Wulff seconded. Motion carried.***

Sloan motioned granting the approval of the Munko Lot Line Revision No. 2020-10-06. Flatt seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

- A. 2020 Audit:
1. William D. Leicht and Associates Engagement Letter: Mr. William D. Leicht, Leicht and Associates, submitted an engagement letter to perform the 2020 Audit in the amount of \$22,500. *Sloan motioned authorizing Flatt to sign the William D. Leicht and Associates engagement letter. Wulff seconded. Motion carried.*
 2. Adopt CPA Appointment Resolution No. 2020-11-19: William D. Leicht and Associates submitted an engagement letter to conduct the 2020 Audit in the amount of \$22,500, which the Board agreed with. *Flatt motioned adopting the CPA Appointment Resolution No. 2020-11-19. Wulff seconded. Motion carried.*
- B. Boy Scout Troop 30 Donation for Litter Pickup: The Boy Scouts Troop 30 picked up litter along various roadways in Center Township in May and October. They picked up 1,020 pounds of litter. *Flatt motioned authorizing a donation in the amount of \$2,000.00 be made to the Boy Scouts Troop 30 for their efforts. Wulff seconded. Motion carried.*
- C. Authorize Ad for Stormwater Management Ordinance: Butler County Planning Commission reviewed the Stormwater Management Ordinance with no comments per letter dated October 26, 2020. *Flatt motioned authorizing placement of an ad in the Butler Eagle edition for Sunday, November 29, 2020. Sloan seconded. Motion carried.*
- D. Injury Incident Report: On October 19, 2020, an employee injured his eye while grinding metal. *Flatt motioned (1) deleting Resolution No. 2020-10-16, Personal Protective Equipment Policy, except for Exhibit "A" and (2) charge the safety committee to draft a resolution specific to Center Township to be presented to the Board of Supervisors on or before January 4, 2021, once adopted all employees and supervisors to acknowledge receipt of the policy. Wulff seconded. Motion carried.*
- Wulff motioned to expunge any actions taken on any discipline levied based on Resolution No. 2017-10-16 for the past year. Sloan seconded. Motion carried.*
- Wulff motioned requiring Board action for any disciplinary action instead of an individual. Sloan seconded. Motion carried.*
- E. Building Code Official:
1. Accept Professional Code Services Contract: Mr. John Nath, Professional Code Services, presented a contract to perform duties as Center Township Building Code Official through December 31, 2021 and temporarily perform duties as Zoning Officer at a rate of \$70.00 per hour.. *Flatt motioned authorizing Flatt to sign the Professional Code Services contract. Wulff seconded. Motion carried.*
 2. Appoint Building Code Official: *Flatt motioned appointing Mr. John Nath, Certification No. 000257, as the Building Code Official. Sloan seconded. Motion carried.*
- F. Authorize Ad for Comprehensive Plan Hearing: The Planning Commission is required to hold a public hearing prior to adoption of the Center Township Comprehensive Plan. *Flatt motioned authorizing placement of an ad in the Butler Eagle editions for Sunday, November 29, 2020 and Sunday, December 6, 2020. Wulff seconded. Motion carried.*

G. Curative Amendment for Outdoor Music and Entertainment Facilities: Flatt stated "I am advised that the Center Township Zoning Ordinance excludes outdoor music and entertainment facilities as a use in Center Township. It is my opinion as Chairman that the Board of Supervisors needs to undertake formal action to remedy the exclusionary omission and the effect thereof from the Zoning Ordinance." ***Flatt motioned (1) declare the Center Township Zoning Ordinance to the extent that it excludes outdoor music and entertainment facilities as a use in the Township, to be substantively invalid; (2) authorize and direct the Township Solicitor to prepare a Resolution making specific findings setting forth the declared invalidity of the Zoning Ordinance, to be enacted by the Township at its December 9, 2020 regular meeting; and (3) authorize and direct the Township Planning Commission with the input of the Supervisors and the Township Solicitor to prepare and submit a curative amendment to the Board of Supervisors so that the curative amendment is adopted by the Board of Supervisors within 180 days of the motion. Sloan seconded. Motion carried.***

PUBLIC WORKS:

- A. Authorize Ad for Antiskid: Public Works Foreman Blakeley requests authorization to solicit bids for 1,500 tons of antiskid. ***Flatt motioned authorizing placement of ad in the Butler Eagle editions for Monday, November 23, 2020 and Friday, November 27, 2020. Wulff seconded. Motion carried.***
- B. Ratify Sunset Drive (T-442) and North Benbrook Road (T-602) Line Painting: After Columbia Gas repaired areas on Sunset Drive (T-442) and culvert replacement on North Benbrook Road (T-602) line painting was completed. ***Flatt motioned ratifying line painting on Sunset Drive (T-442) and North Benbrook Road (T-602) completed by Williams and Willman in the amount of \$1,800.00 Wulff seconded. Motion carried.***
- C. Release Springfield Hardwood Products, LLC Road Bond (Hoon Road T-579): Springfield Hardwood Products, LLC requested the release of their road bond for Hoon Road (T-579) in the amount of \$1,250.00, Bond No. 6794951. ***Flatt motioned releasing the Springfield Hardwood Products, LLC road bond for Hoon Road (T-579) in the amount of \$1,250.00. Sloan seconded. Motion carried.***
- D. Purchase of Rubber Tracks for 2007 Bobcat Excavator: Public Works Foreman received the following quotes for rubber tracks:

Company	Cost per Track	Total
Midwest Equipment Sales 777 Manor park Drive Columbus, OH 43228	\$1,152.00	\$2,304.00
National 1 Track & Parts USA PO Box 965 Lyden, WA 98264-0965	\$1,180.00	\$2,360.00
North East Attachment LLC 314 Oak Road Gibsonia, PA 15044	\$1,255.00	\$2,510.00

Flatt motioned authorizing the purchase of two (2) rubber tracks at a cost of \$2,304.00 from Midwest Equipment Sales. Wulff seconded. Motion carried.

ENGINEER’S REPORT:

- A. Veterans Administration/Cambridge Stormwater: Township Engineer Heath reported a site inspection was completed on November 4, 2020 and the ponds were dry.
- B. Cambridge Bond Request:
 - 1. Release Stormwater Management Bond: *Flatt motioned, based on Township Engineer Heath’s recommendation, to reduce the stormwater management bond, number 106268216, from \$679,609.00 to 60,600.00. Sloan seconded. Motion carried.*
 - 2. Release Landscape Buffer Bond: *Flatt motioned, based on Township Engineer Heath’s recommendation, to release the landscape buffer bond, number 106268215, in the amount of \$2,802.80. Wulff seconded. Motion carried.*
 - 3. Release North Duffy Road Bearing Surface Bond: *Flatt motioned, based on Township Engineer Heath’s recommendation, to release the North Duffy Road Bearing Surface bond, number 106268217, in the amount of \$5,918.00. Wulff seconded. Motion carried.*
 - 4. Release North Duffy Road Maintenance Bond: *Flatt motioned, based on Township Engineer Heath’s recommendation, to release the North Duffy Road Maintenance bond in the amount of \$8,877.00. Sloan seconded. Motion carried.*
- C. Utility Providers Meeting: Township Engineer Heath contacted Peoples Twp Gas, Columbia Gas, Pennsylvania American Water and PNG to schedule meetings to discuss 2021 paving project. He has met with PNG, Pennsylvania American Water and Peoples Twp have not responded and Columbia Gas has a project to install new service along Sunset Drive (T-442)

SOLICITOR'S REPORT: None

MISCELLANEOUS:

- A. Authorization to Sign Documents: Flatt stated that during this time of transition some documents may require signatures. *Sloan motioned authorizing Flatt to sign documents subjected to review on a case by case basis after review of the Township Solicitor Gallagher and with two (2) supervisors approval. Wulff seconded. Motion carried.*

ADJOURNMENT:

The meeting adjourned at 7:19 p.m. to discuss personnel and possible litigation. The meeting reconvened at 8:15 p.m. with the following action taken:

Sloan made a motion to adjourn at 8:00 p.m. Wulff seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Ronald E. Flatt
Chairman

Phillip B. Wulff
Vice Chairman

Absent

Edward G. Latuska
Supervisor

Robert M. Sloan
Supervisor

Absent

Alan H. Smallwood
Supervisor